



16 Picketston Close, St Athan, CF62 4DN

£199,995



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THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE located in St Athan, within easy reach of shops, schools and the town of Llantwit Major with train station and amenities. The property is briefly comprising; entrance hallway, lounge, kitchen/diner to the ground floor with three bedrooms and a family bathroom to the first floor. Externally the property benefits from a fully enclosed rear garden with garage and driveway providing off road parking. NO CHAIN.

GROUND FLOOR

Entrance Hallway

Enter the property via uPVC front door into hallway with stairs leading to the first floor. Door into lounge. Radiator, ceiling light and power.

Lounge

4.47m x 3.41m (14' 8" x 11' 2")

uPVC Bay window to the front. Feature wall mounted electric fire. Understair recess. Laminate flooring, radiator, ceiling light and power. Open plan into kitchen/diner.

Kitchen/Diner

4.40m x 2.73m (14' 5" x 8' 11")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Built in electric oven and gas hob with stainless steel extractor hood over. Integrated fridge. Space and plumbing for white goods. Breakfast bar. Space for dining furniture. Location of boiler. uPVC French doors and window to the rear. Tiled flooring to the kitchen area and continuation of laminate flooring from lounge through into the dining area. Radiator, ceiling light and power.

FIRST FLOOR

Landing

Doors leading into all bedrooms and family bathroom. Location of loft access. uPVC window to the side.

Bedroom One

4.05m x 2.43m (13' 3" x 8' 0")

uPVC window to the front. Carpeted flooring, radiator, ceiling light and power.

Bedroom Two

3.34m x 2.65m (10' 11" x 8' 8")

uPVC window to the rear. Carpeted flooring, radiator, ceiling light and power.

Bedroom Three

1.99m x 1.89m (6' 6" x 6' 2")

uPVC window to the front. Carpeted flooring, radiator, ceiling light and power.

Bathroom

1.80m x 1.70m (5' 11" x 5' 7")

Three piece suit comprising; low level WC, wash hand basin set into vanity unit and panelled bath with shower over. Fully tiled. Radiator and ceiling light.

EXTERNAL

Garden

The front of the property is approached via a graveled garden with driveway leading to the garage.

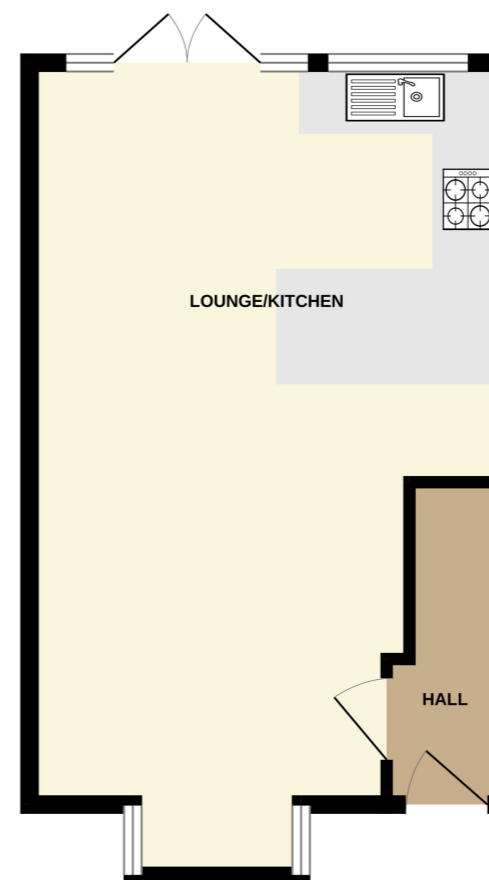
To the rear of the property is a fully enclosed garden mainly laid with a mixture of patio and gravel areas. Gated side access leading to garage.

Garage

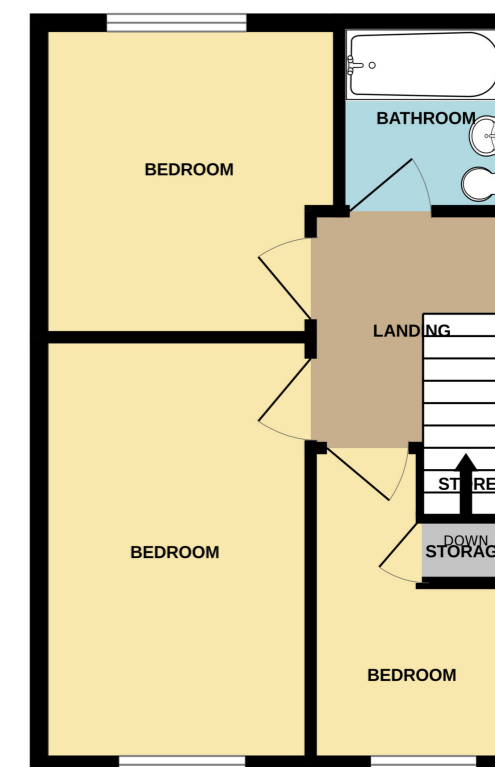
4.59m x 2.88m (15' 1" x 9' 5")

Fitted with an up and over door.

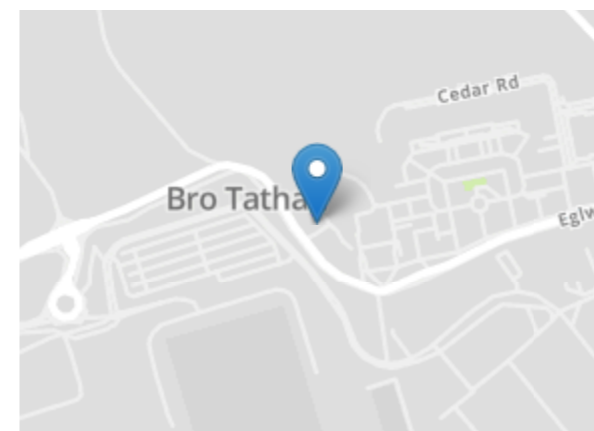
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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